

Copperwood Square

6956 Sunrise Boulevard
NEC Sunrise Boulevard & Woodmore Oaks Drive

Citrus Heights, California



- Fully Fixtured Restaurant Space for Lease (6,550 SF divisible)
- Prime Retail Location
- Strong Traffic Counts
- Densely Populated Area

For more information:
Brenda Benter
714-460-1500
bbenter@rmrginc.com



RED MOUNTAIN GROUP

PROPERTY HIGHLIGHTS

Features

- Prime Retail Location; Close Proximity to Sunrise Mall
- Strong Traffic Counts
- Densely Populated, In-fill Location
- Signalized Location
- Located on Sacramento's North/South Commercial Arterial serving Citrus Heights Area

Traffic Counts

Sunrise Boulevard /Woodmore Oaks Drive 54,700

Source: SitesUSA

Demographics

	1 mile	3 mile	5 mile
2014 Estimated Population	18,871	139,175	323,689
2014 Estimated Median Household Income	\$62,583	\$64,586	\$67,185

Source: Applied Geographic Solutions 08/2014

Center anchored by



Dollar TREE STORES, INC.



This information is provided without warranty or representation to its accuracy.


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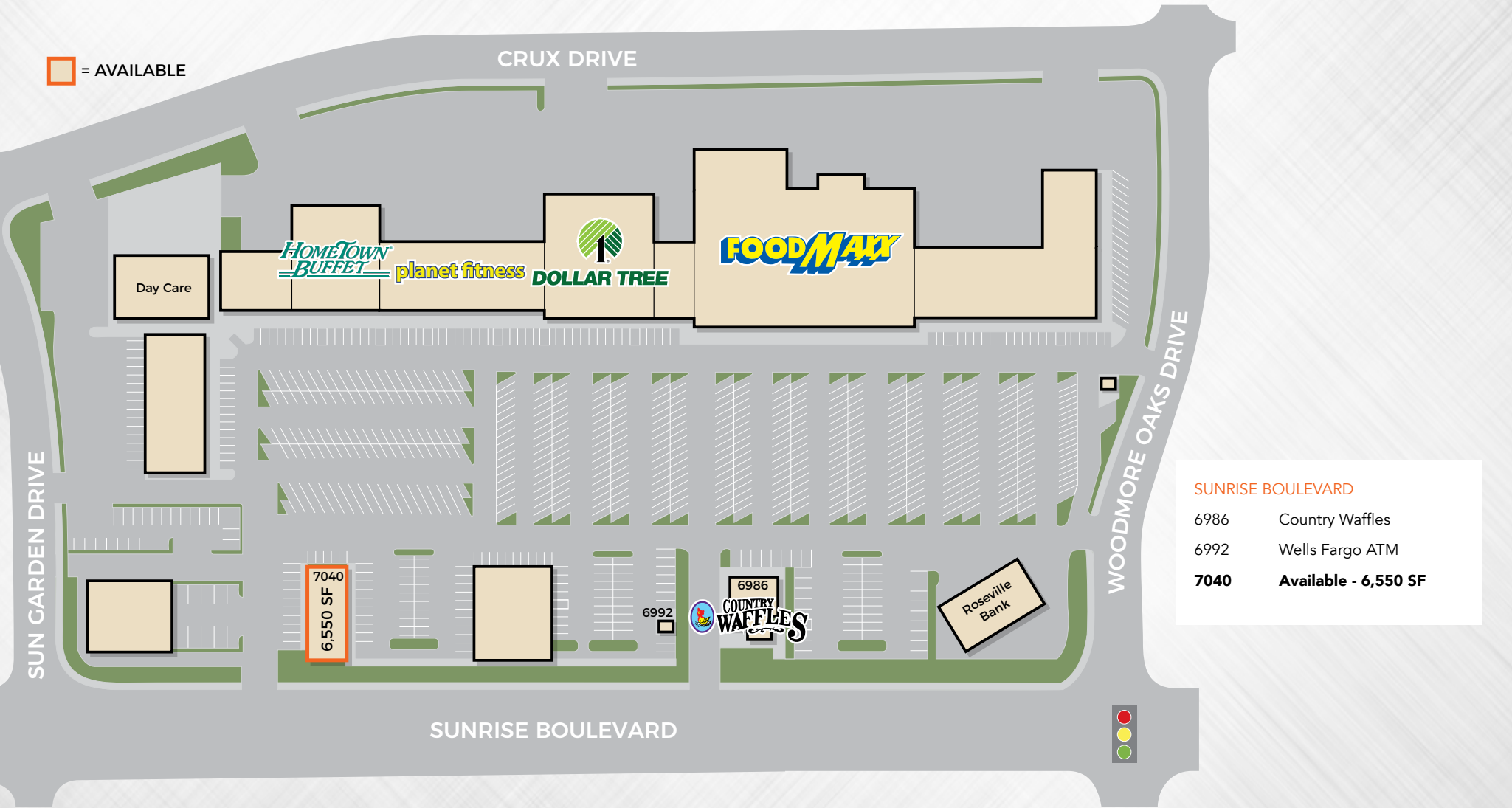
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RED MOUNTAIN GROUP
1234 E. 17th Street
Santa Ana, California 92701
www.redmountainretailgroup.com

SITE PLAN

 = AVAILABLE



SUNRISE BOULEVARD	
6986	Country Waffles
6992	Wells Fargo ATM
7040	Available - 6,550 SF

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